

**SECTION 108  
GUARANTEED LOAN PROGRAM  
DRAFT APPLICATION**

**City of Lodi**

**The Lodi Grape Bowl Improvements  
Project**

**April 2, 2012**



**AVAILABLE FOR PUBLIC REVIEW**

# **The Lodi Grape Bowl Improvements Project**

**221 Lawrence Avenue**

**Lodi, California 95240**

## SECTION 1 – PROJECT DESCRIPTION

The purpose of the Section 108 Guaranteed Loan application is to assist with public facility improvements to the Lodi Stadium, also known as the “Grape Bowl.” These improvements are primarily to improve public access to the stadium.

The stadium was originally constructed as a closed oval bowl by excavating the field and constructing an earthen berm wall surrounding it. Historically, access to the stadium was by climbing the back side of the berm from street level. The historic access ramps are steep and without handrails or resting platforms.

At one point the east end of the bowl (the rear of the stadium) was opened by removing the berm. This allowed access at the field level, and access by a pathway constructed to meet current accessibility requirements for grade and landings. There are two accessible parking spaces in the rear of the stadium that are accessed through the service entrance. The main entrance at the west end is still served by the historic access ramp.

More recently, the west end of the bowl (the front and main entrance to the stadium) was opened by removing the berm wall.

The City is proposing to construct a new public entrance at the west end. The west end is accessed by a larger street and is served by a City parking lot across the street.

The new public entrance will allow the City to construct a new accessible path of travel to stadium seating. The City will construct this path of travel, new accessible seating areas, and accessible facilities as part of constructing a new grade level public entrance on the west end. The project can be summarized into the following five (5) components.

1. Construction of the on-grade entry plaza.
2. Construction of the entry plaza structure. The structure will include a ticket window, concessions, and restrooms.
3. Construction of new ADA compliant seating areas and new paths of travel.
4. Construction of four (4) additional ADA compliant parking spaces.
5. Abandonment of existing entry ramp and ticket booths.

The City is seeking to fund a portion of the work with Section 108 Guaranteed Loan funds. That portion would be the work necessary to remove “material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements” as described at 24 CFR 570.201(c). The City of Lodi Public Works Department has evaluated each element of the proposed project and has determined the appropriate

percentage of the costs that are eligible per the aforementioned CDBG regulations. Those eligible costs are identified in the cost breakdown provided in Section 2 of this application.

The specific work we believe is eligible is described below. The City is relying on the CDBG “Desk Guide” and the 1994 HUD Westmoreland County, PA policy memorandum (<http://1.usa.gov/vchLHJ>) in making that determination.

1. Construction of the on-grade entry plaza.

As part of allowing the full use of the facility, the City would fund a portion of the construction of the entry plaza with Section 108 Guaranteed Loan funds. The portion of the work to be funded would be that related to the new accessible path of travel and ADA compliant seating areas along the perimeter of the plaza that overlooks the playing field. This would include paving, curbs, tactile surfacing, markings and signage.

2. Construction of the entry plaza structure. The structure will include a ticket window, concessions, and restrooms.

As part of allowing the full use of the facility, the City would fund a portion of the construction of the entry plaza structure with Section 108 Guaranteed Loan funds. The portion to be funded with Section 108 Guaranteed Loan funds would be the costs associated with modifying the structure to be accessible.

- Accessible ticketing window.
- Accessible concession window/counter.
- Accessible restrooms.

3. Construction of new ADA compliant seating areas and new accessible paths of travel.

A portion of the construction of the accessible path of travel and the entire cost of the new seating areas would be funded with Section 108 Guaranteed Loan funds.

- Modifications to the curb and street crossing.
- Construction of retaining walls.
- Grading, curbing, flatwork, railing and all related work to construct the path of travel from the on-grade entrance to the accessible seating areas.
- Construction of new accessible seating areas in the stands and at field level.

4. Construction of four (4) additional ADA compliant parking spaces.

The entire cost of creating new ADA compliant parking spaces serving the stadium would be Section 108 Guaranteed Loan funded. This would include paving, striping, signage, tactile surfacing, and curbing.

5. Abandonment of existing entry ramp and ticket booths.

The costs related to abandonment of the historic entrance would not be funded through the Section 108 Guaranteed Loan.

SECTION 2 – SOURCES AND USES

The City of Lodi proposes to the following sources of funding for this project.

Waste Management Grant	\$1,000,000
Section 108 Guaranteed Loan	\$ 701,758
Private Donations	\$ 129,000
Continuing Capital Campaign	<u>\$ 352,388</u>
Total	\$2,183,146

Funding for this project will be used as follows.

Description	Unit	Cost	Cost/Unit	Total Cost	CDBG %	CDBG Amount
Sitework	LS	1	\$65,000	\$65,000	80%	\$52,000
Ramp Flatwork	SF	4125	\$15	\$61,875	80%	\$49,500
Ramp Curbing	LF	690	\$35	\$24,150	80%	\$19,320
Plaza Flatwork	SF	14807	\$7	\$103,649	64%	\$66,335
Plaza Subgrade	SF	14807	\$2	\$29,614	64%	\$18,953
Retaining Walls (concrete)	LF	200	\$600	\$120,000	30%	\$36,000
ADA Seating (upper course)				\$55,000	100%	\$55,000
ADA Parking Path of Travel				\$40,000	100%	\$40,000
Structures (Restroom/Concession/Ticket)				\$645,000	51%	\$328,950
Furnishing and Fixtures				\$70,000	51%	\$35,700
Fencing				\$60,000	0	0
Utilities				\$195,000	0	0
Landscape and Irrigation				\$140,000	0	0
Scoreboard				\$155,000	0	0
Stadium Lighting Improvements				\$55,000	0	0
Subtotal				\$1,819,288	39%	\$701,758
Contingency (15%)				\$272,893		
Construction Administration (5%)				\$90,964		
<b>Total Project Cost</b>				<b>\$2,183,146</b>		

SECTION 3 – INSTITUTIONAL ARRANGEMENTS

The City of Lodi will borrow the Section 108 Guaranteed Loan funds to undertake the project. The loan funds will not be allocated to a separate designated public agency and the City will not re-lend the loan funds to a third-party developer.

SECTION 4 – REPAYMENT SCHEDULE

The City of Lodi would prefer to repay the principal amount in 15 annual payments of \$53,000. In addition, the City of Lodi would prefer to include interest payments of approximately \$14,000 each of those 15 years for a combined principal and interest payment of \$67,000 per year.

Furthermore, the City prefers to have the principle and interest payment installments for the Section 108 loan drawn directly from the City’s annual Community Development Block Grant (CDBG) entitlement allocation each year, beginning with the 2013/14 allocation.

SECTION 5 - COLLATERAL

In the event that CDBG funds are no longer available for repayment of the Section 108 loan, the City of Lodi pledges its General Fund as the alternative source for repayment, following the same repayment schedule identified in Section 4 of this application.

SECTION 6 – TIME TABLE & STAGES

August 2012	Approve Plans and Specifications and Authorize Advertisement for Bids
August 2012	Advertise for Bids
September 2012	Bid Opening
October 2012	Award Contract
November 2012	Commence Work
May 2013	Project Completion
July 2013	Accept Improvements

SECTION 7 – ELIGIBLE ACTIVITIES

Public facilities and improvements;  
24 CFR 570.201(c)

SECTION 8 – NATIONAL OBJECTIVE

Activities Benefiting Low/Mod Income Persons;  
Specifically, the removal of material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to public facilities and improvements;  
24 CFR 570.208(a)(2)(ii)

SECTION 9 – PUBLIC BENEFIT STANDARDS

Not applicable.

SECTION 10 – CITIZEN PARTICIPATION PLAN

This application is included within the 2012/13 Annual Action Plan process and incorporated in the two public hearings that were held on March 21 and May 2, 2012, at the Lodi City Council meetings. A public notice announcing availability of the Draft Annual Action Plan was published in the Lodi News-Sentinel on March 2, 2012. The draft Annual Action Plan and this application will be made available for public review during a public comment period from April 2, 2012 to May 2, 2012. Any public comment received will be summarized in Appendix A.